

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Virtual Meeting Notice & Agenda **REVISED**
Thursday, September 17, 2020, 7:30 PM
Join Zoom Meeting

Posted 9/16/2020
SBurgos

<https://us02web.zoom.us/j/85747776224?pwd=K1R3TG1IRUoxL3VURG9aQndkT1k1dz09>

Meeting ID: 857 4777 6224
Passcode: yKAe0e
Dial In:
646 876 9923
Meeting ID: 857 4777 6224
Passcode: 064009

RECEIVED
VERNON TOWN CLERK
20 SEP 16 PM 1:33

AGENDA

1. **Call to Order & Roll Call by Roland Klee, Chairman**
2. **Administrative Actions/Requests**
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business" requires Commission vote
 - 2.2 Approval of the Minutes from the **September 3, 2020**
3. **New Application(s) for receipt, if any:**
4. **Public Hearing(s) and Action on Application**
5. **8-24 Referrals**
 - 5.1 Town of Vernon-98 East Main St. (Parcel ID: 40-0117-0005), acquisition of property
6. **Plan of Conservation and Development Update**
7. **Other Business/Discussion**
8. **Adjournment**

Roland Klee, Chairman
Planning & Zoning Commission



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066-3291
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MEMORANDUM

TO: Town of Vernon Planning and Zoning Commission

FROM: George K. McGregor, AICP, Town Planner *gkm*

SUBJECT: CGS 8-24 Referral – 98 East Main St.

DATE: September 17, 2020

The Town of Vernon has requested a CGS 8-24 referral for 98 East Main St. (assessor ID: Map 40, Block 0117, Parcel 00005). The Town is considering the potential acquisition of this 1 acre property occupied by the former Daniel's Mill. Acquisition of the property may facilitate future development of the site.

State statute declares:

*"No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, **acquire land for**, abandon, sell or lease any airport, park, playground, school or other **municipally owned property** or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report."*

The intent in this consideration is for the Commission to review the proposed action and issue a finding on its consistency or lack thereof with the Plan of Conservation and Development.

The Property is zoned Historic District Industrial. The POCD identifies this parcel as Industrial. The business development policies of the POCD support redevelopment and increasing the tax base. Specifically, the POCD emphasizes "promoting redevelopment of vacant buildings and underutilized sites" (page 82) and historic mills, in particular (page 68).

Therefore, this request is consistent with the adopted POCD.



TOWN OF VERNON

OFFICE OF THE MAYOR

14 Park Place • Vernon, CT 06066

Tel: (860) 870-3600 • Fax: (860) 870-3580

Daniel A. Champagne
Mayor

Michael J. Purcaro
Town Administrator

Dawn R. Maselek
Assistant Town Administrator

DATE: September 16, 2020

TO: George McGregor, Town Planner
Planning and Zoning Commission

FROM: Michael J. Purcaro, Town Administrator 

CC: Shaun Gately, Economic Development Coordinator

RE: Request for §8-24 Referral
Daniel's Mill - 98 East Main Street
Parcel ID: 40-0117-00005

At its meeting on September 15, 2020, the Vernon Town Council voted to refer the Daniel's Mill property, located at 98 East Main Street (Parcel ID: 40-0117-00005) to the Planning and Zoning Commission for an §8-24 ruling, consistent with the Town's Plan of Conservation and Development.

Please place this item on the next Planning and Zoning Commission's Agenda. Upon the Commission's ruling, please advise me of the outcome.

MJP/lsc